

MINUTES  
ZONING COMMISSION  
JULY 11, 2012 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Cady, French, Hudecek, O'Neill, Sayer, Sutherland  
Absent: Marquardt  
Staff: Jones, Gilot

Chairperson Sutherland called the meeting to order at 7:00 p.m. and seated Sayer for Marquardt.

II. APPROVAL OF THE MINUTES OF June 6, 2012

MOTION: To approve the minutes of June 6, 2012 as amended.

Motion made by Hudecek, seconded by Sayer. Motion passed unanimously.

French offered to participate in the minutes, as it is her signature on the formal adopted minutes. The Chairperson expressed concern the FOIA requirements were not met because the minutes were not available to her last week.

III. PUBLIC COMMUNICATIONS

Chairperson Sutherland said she had a coffee meeting with the Mayor to make sure that the Zoning Commission's agreed upon Items of Consideration align with the Town's goals.

Motion made to move "New Business" to Item #IV on the agenda was made by Hudecek and seconded by French. Motion passed unanimously.

IV. NEW BUSINESS

1. Request for extension of Special Permit #284, 1348 Baldwin Hill Road, Gales Ferry (D. Ceravolo, Applicant)

French disclosed that she spoke to Mr. Ceravolo in the parking lot, but did not speak about his application.

Staff reviewed the location and the original special permit approved in 2001 for excavation.

Dominick Ceravolo, 74 Gold Star Highway (business) and 1348 Baldwin Hill Road, Gales Ferry (residence), explained the permit for excavation of material to build two fish ponds. The second pond is still being excavated. He cannot stockpile the material, and can't remove it because has to drain; no one is buying material at this time, and it is very expensive to dump. The project is about 75% complete. He does not expect it to be completed in four years, and requested the extension be granted for more than four years.

Staff felt the bond was still sufficient. The contractor's operation is clean, no oils, and the wetlands permit is being followed.

MOTION: To grant an extension of Special Permit #284 for five years.

Motion made by O'Neill, seconded by Hudecek, so voted unanimously.

V. OLD BUSINESS

1. Discussion of proposed text amendment to Zoning Regulations Section 8.3

Staff gave the background of the proposed text that was distributed to the Commission for consideration. Many of the proposed changes are a reflection of changes in state statutes.

The Commission reviewed and discussed several sections of the draft, including:

- 8.3-8 – criteria
- 8.3-2 – application requirements
- 8.2-B, POCD reference,
- language of 8.3-1
- fees charged
- Conservation Commission referrals
- Definition of “structures” and “buildings”

Staff will make the suggested changes, and hopes to have them completed for the next agenda packet.

2. New Applications - None

VI. REPORT OF CHAIR

1. Connecticut General Statutes – the Chairperson briefly discussed CGS Section 8-21 which addresses conflicts of interest for Planning Commissioners to represent another party in front of other commissions, including the Zoning Commission. She asked staff to email the statute to Commissioners.

2. FOI – Any particular topic to be discussed will be listed on the Zoning Commission's agenda, to keep the public informed.

3. POCD Process – Milone and MacBroom chosen. The Chairperson said a copy of their presentation package is available; staff will see if their proposal is available electronically, and have it forwarded to the commissioners.

4. Items for Consideration – Update

The Chairperson updated the Commission on several of the Commission's items for consideration:

- A kickoff meeting for the POCD Steering Committee will tentatively be scheduled for the third week in August.
- The full build-out analysis will be considered with the POCD update
- Conservation Commission referrals were discussed earlier this evening.

Commissioner French asked that the 2012 supplement to the state statutes with regards to the Zoning Commission be emailed to Commission members.

VII. REPORT OF STAFF - None

The Chairperson asked staff to check with the Zoning Official regarding a presentation for the Zoning Commission.

The Commission discussed the Town initiating a noise ordinance.

VIII. ADJOURNMENT

Motion to adjourn at 8: 35 p.m. made by Hudecek, seconded by French, so voted unanimously.

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Mariellen French, Secretary  
Zoning Commission

Prepared by Debra Gilot, Office Assistant III